



CALIFORNIA WOODS

CALIFORNIA WOODS ROAD
LUMPKIN, GA 31821

Mike Matre, ALC, RF, ACF
229.869.1111
mike.matre@svn.com

Property Overview



Sale Price **\$2,880,780**

OFFERING SUMMARY

Acreage: **1,443 Acres**
Price / Acre: \$1,996
City: Lumpkin
County: Stewart
Property Type: Land Investment,
Timberland

PROPERTY OVERVIEW

California Woods in Stewart County Georgia is one of the most remote and unique large acreage timber and hunting properties in Georgia. This property is a sought after commodity this day and age with so many wanting to truly get away from it all. California Woods, which has been in the same family for generations, was recently surveyed at 1,443.472 acres and is situated on nearly mountainous terrain, with a North Georgia feel in Southwest Georgia. On California Woods you will experience rolling, gently rolling, steep, and flat topography complete with creek bottoms throughout and numerous peaks offering magnificent vistas. Some say the property and area got its name California Woods because the unique topography is reminiscent of certain areas of California hill country, and because of the remote location. You need to come see it for yourself! California Woods is offered as a whole or divided. The deer population is healthy, and with so many contiguous acres of diverse habitat, you can successfully manage for trophy bucks and plenty of venison. With over 600 acres of mature hardwoods, the turkey habitat and hunting is great. California Woods boasts approximately 11 miles of creeks and drains and is located in the Lake Eufaula portion of the Chattahoochee River flyway, providing quality duck hunting opportunities. Water is the most critical component for quality hunting land and survival, and California Woods is blessed with abundant water. The creeks include Soapstone Creek, Ichabuckler Creek, and numerous unnamed creeks. Many of the creeks originate on the property with clear spring fed water flowing year round.

Location



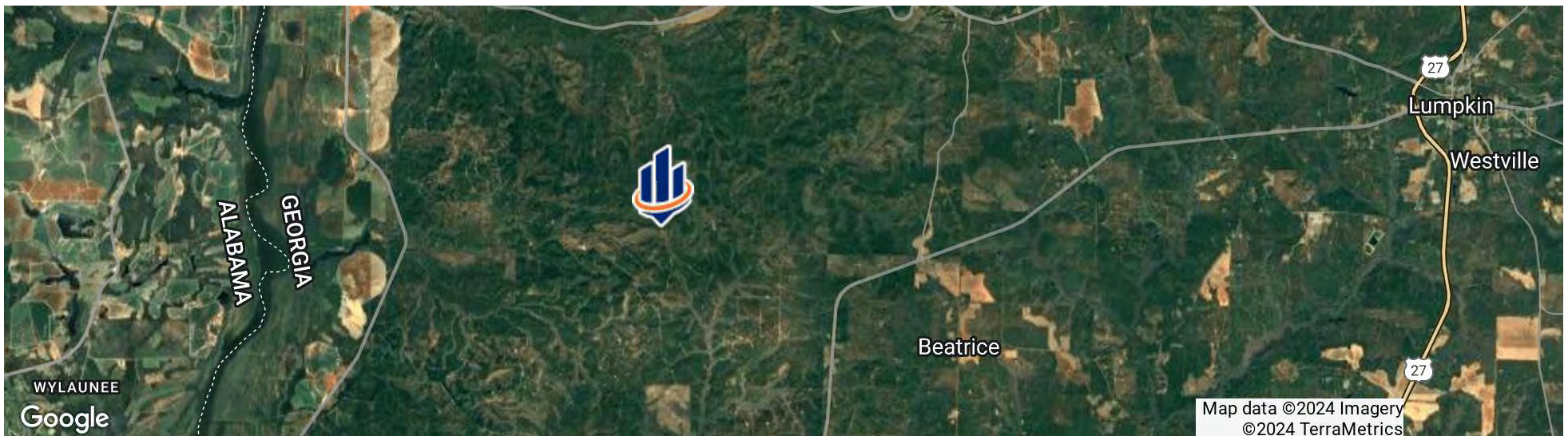
LOCATION & DRIVING DIRECTIONS

Parcel: 020 002

GPS: 32.0278308, -84.9682225

Driving Directions: Head west from Lumpkin GA on GA 27 for 8 miles then turn right (north) on California Woods Road for 1.5 miles.

Showing Instructions: Contact listing broker Mike Matre at 229-869-1111 or mike.matre@svn.com.



California Woods

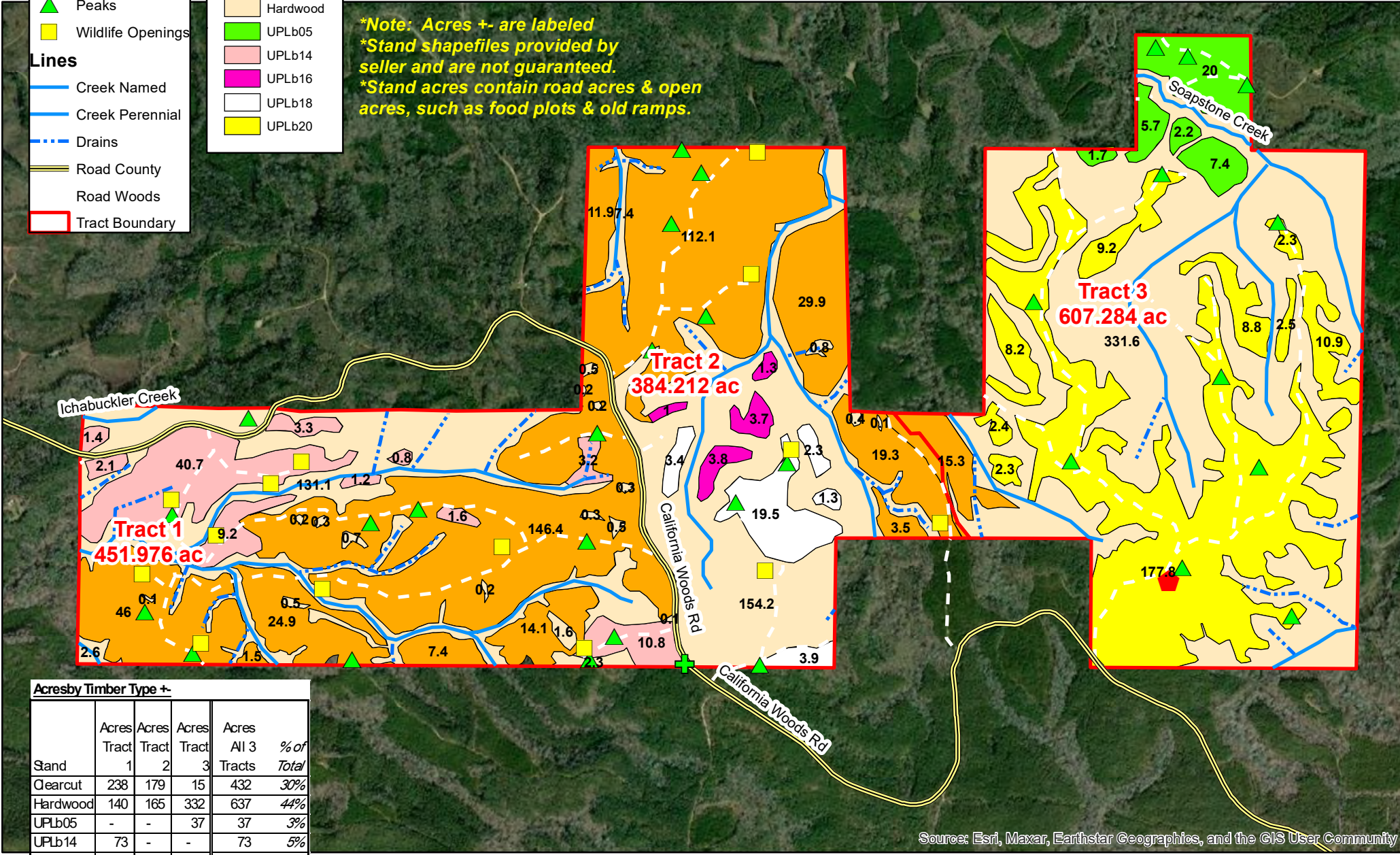
Stewart County GA
1443.472 Acres (from 2023 Survey)
Parcel # 020 002



- Legend**
- ◆ Camp
 - + Cemetery
 - ▲ Peaks
 - Wildlife Openings
- Lines**
- Creek Named
 - Creek Perennial
 - - - Drains
 - Road County
 - Road Woods
 - Tract Boundary

- Legend**
- Stands**
- Clearcut
 - Hardwood
 - UPLb05
 - UPLb14
 - UPLb16
 - UPLb18
 - UPLb20

**Note: Acres +/- are labeled
*Stand shapefiles provided by seller and are not guaranteed.
Stand acres contain road acres & open acres, such as food plots & old ramps.



Acres by Timber Type +/-

Stand	Acres Tract 1	Acres Tract 2	Acres Tract 3	Acres All 3 Tracts	% of Total
Clearcut	238	179	15	432	30%
Hardwood	140	165	332	637	44%
UPLb05	-	-	37	37	3%
UPLb14	73	-	-	73	5%
UPLb16	-	10	-	10	1%
UPLb18	-	30	-	30	2%
UPLb20	-	-	224	224	15%
	452	384	607	1,443	100%

**Stand acres includes woods road and small openings.*

1 inch equals 0.28 miles
1:18,000
1 in = 1,500 feet

0 660 1,320 Feet

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres, unless otherwise indicated.

www.matreforestry.com
Albany GA 229-639-4973
Date: 8/8/2024

California Woods

Stewart County GA
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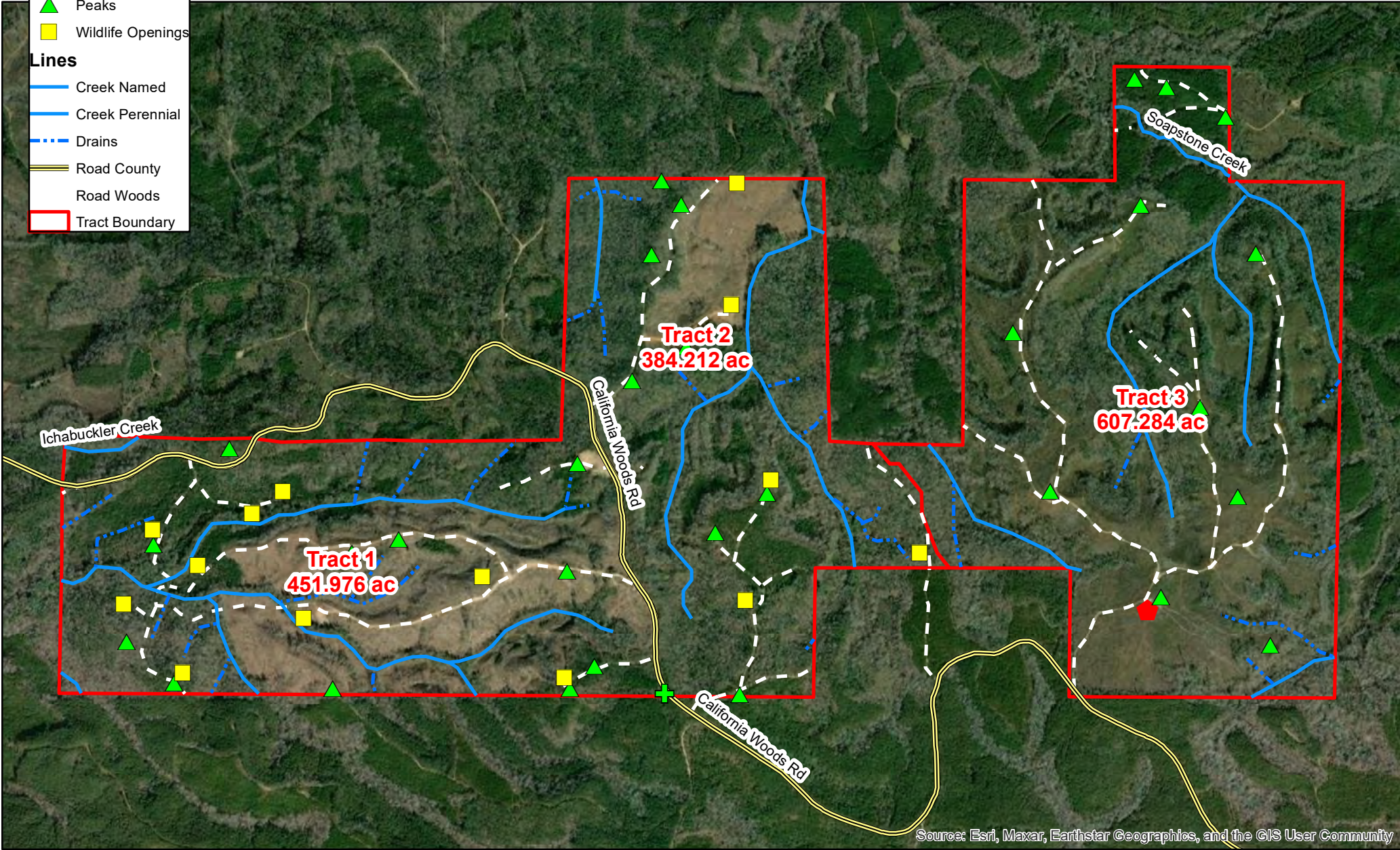


Legend

- Camp
- Cemetery
- Peaks
- Wildlife Openings

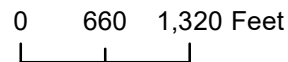
Lines

- Creek Named
- Creek Perennial
- Drains
- Road County
- Road Woods
- Tract Boundary



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Legend

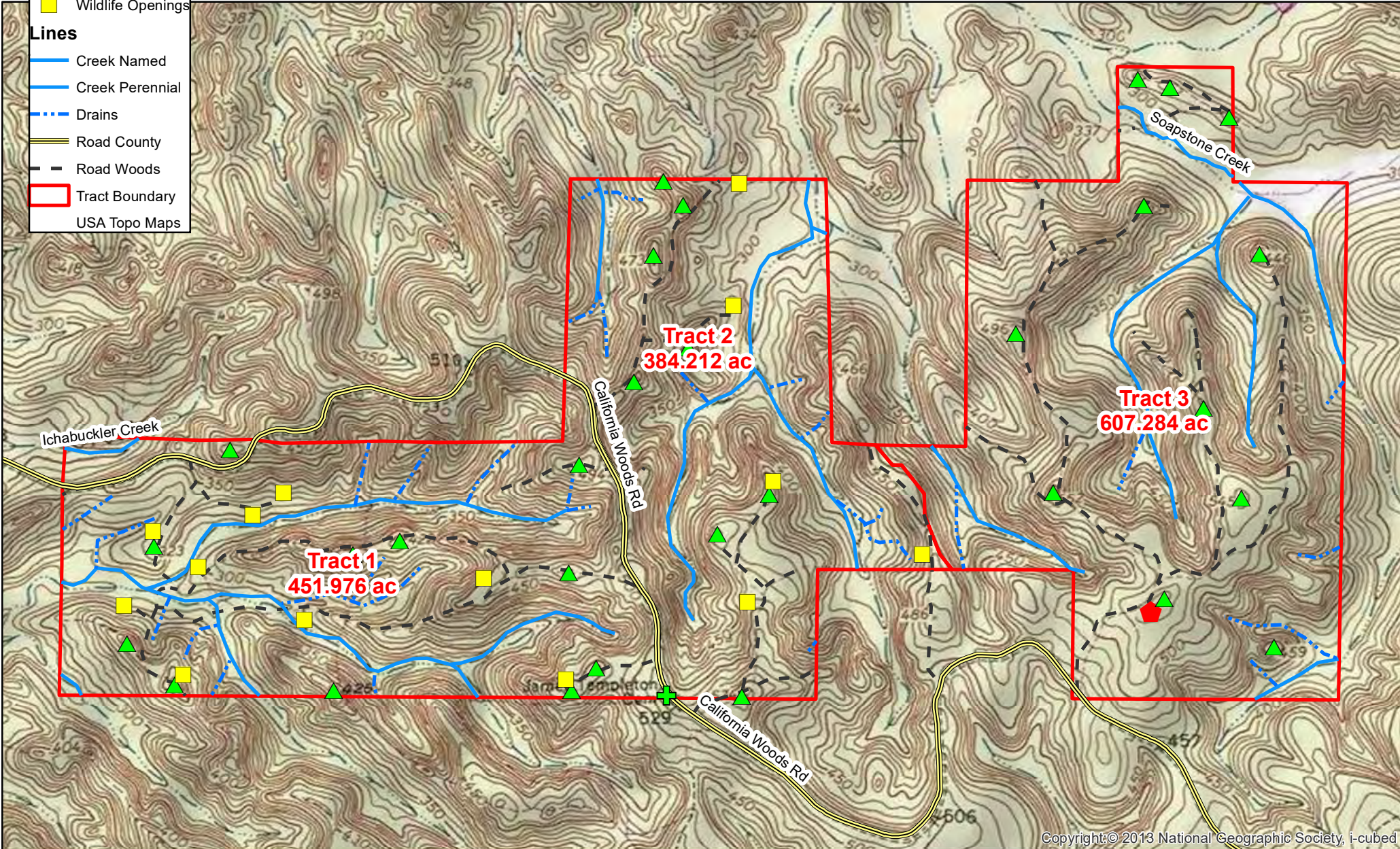
-  Camp
-  Cemetery
-  Peaks
-  Wildlife Openings

Lines

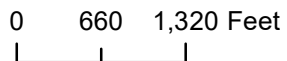
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-  USA Topo Maps

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Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	+~60 acres of wetlands (based on Federal Wetlands Map).
Soil Types:	<ul style="list-style-type: none">• Mostly Nankin-Cowarts-Maubila complex• Mostly 15 to 45 percent slopes.
Taxes & Tax Year:	\$7173.54 (2023). Property is in the Forest Land Protection Act, a temporary tax covenant.
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Soapstone Creek (0.3 miles), Ichabuckler Creek (0.2 miles), numerous other clear running spring fed creeks (7.2 miles) and drains (3.6 miles),.
Road Frontage:	California Woods Road (1.3 miles)
Nearest Point of Interest:	Providence Canyon State Park (Little Grand Canton); Lake Eufaula; Hannahatchee Wildlife Management Area
Current Use:	Timber & hunting.
Potential Recreational / Alt Uses:	Timber & hunting, hunting preserve, off grid living, conversion to fields, conservation, carbon.
Land Cover:	Natural hardwood & pine, pine plantations, cutover, wildlife openings. See timber map.
Survey or Site Testing Reports:	Recent survey.





Additional Photos





MIKE MATRE, ALC, RF, ACF

Senior Advisor

mike.matre@svn.com

Direct: **877.518.5263 x464** | Cell: **229.869.1111**

PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999.

Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the Realtors Land Institute Apex Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry. He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Americus Baptist Temple church.

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Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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